

Andover Select Board



Andover High School Building Project

January 23, 2023

HM
FH

HMFH ARCHITECTS

Previous work



- **2016 - Comprehensive Facility Plan for Town of Andover and Andover Public Schools (MGT): facilities with the greatest need**
 - Shawsheen Preschool, West Elementary and Doherty Middle School due to facility condition
 - Andover High School due to overcrowding condition
- **2017 -2022 - Andover High School Facility Study (HMFH Architects):**
 - Held more than 50 community and public meetings
 - Developed 11 project options of varying scope ranging from safety and security upgrades only to major projects including additions, renovations and new build
 - Recommended to the School Committee and the Town Manager to form the current Andover High School Building Committee



Public and Town Meetings

- 2022 - Ten (10) Andover High School Building Committee Meetings
- 9.24 - Andover Day Booth
- 10.17 - Sustainability Charrette #1
- 10.18 - Site Visioning
- 10.27 - Student Environmental and Garden Club Sustainability Charrette
- 11.10 - Community Forum
- 11.14 - Sustainability Charrette #2
- 12.2 - APD & AFD Review
- 12.8 - Community Forum (Virtual)
- 12.15 - Town Planning, Facilities, and Building Departments Review
- 1.7 - AHSBC Tours of Danvers HS and Arlington HS
- 1.11 - Andover High School Tours & Community Forum
- **1.12 - Andover High School Building Committee Meeting**
- 1.21 - Andover High School Tours
- **1.23 - ANDOVER SELECT BOARD MEETING**
- 1.26 - Andover High School Building Committee Meetings



Andover High School Programming

September - November 2022

- 9.30 - HS/APS Admin Visioning Planning
- 10.18 - Educational Visioning w/ Program Coordinators
- 10.24 - HS Departmental Meetings 1 (media Center, athletics, student reps, math, science, english, social studies)
- 11.7 - HS Departmental Meetings 2 (custodial, school monitors, medical, guidance & social workers, admin., world language, P.E., student services/special ed., health, art and digital arts)
- 11.9 - HS/APS Admin. Leadership - Program Review
- 11.9 - Special Education - Special Programs 1
- 11.15 - Special Education - Special Programs 2
- 11.18 - Student Clubs
- 11.21 - HS/APS Admin. Leadership - Program Review
- 11.30 - HS/APS Admin. Leadership - Program Review

Andover High School Programming

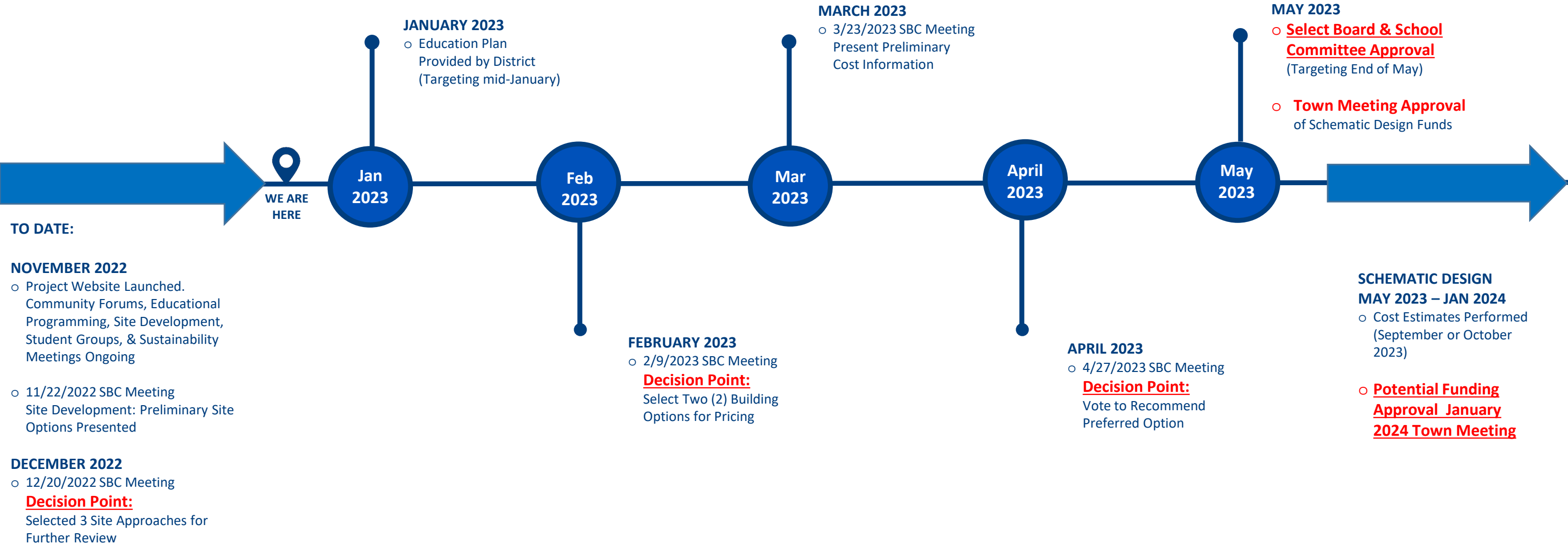


December 2022 - January 2023

- 12.8 - Andover TV/HS Broadcast Program & Collins Center Programming
- 12.9 - Food Service meeting
- 12.9 - HS/APS Admin. Leadership - Arlington HS Tour
- 12.13 - HS/APS Admin. Leadership - Design Approaches 1
- 12.20 - HS/APS Admin. Leadership - Programming Review - Voc. Tech.
- 1.3 - HS/APS Admin. Leadership - Programing Review
- 1.5 - HS/APS Admin. Leadership - Tour of Brookline HS
- 1.17 - HS/APS Admin. Leadership - Programing Review

DRAFT PROJECT TIMELINE – FEASIBILITY STUDY

Andover High School Project



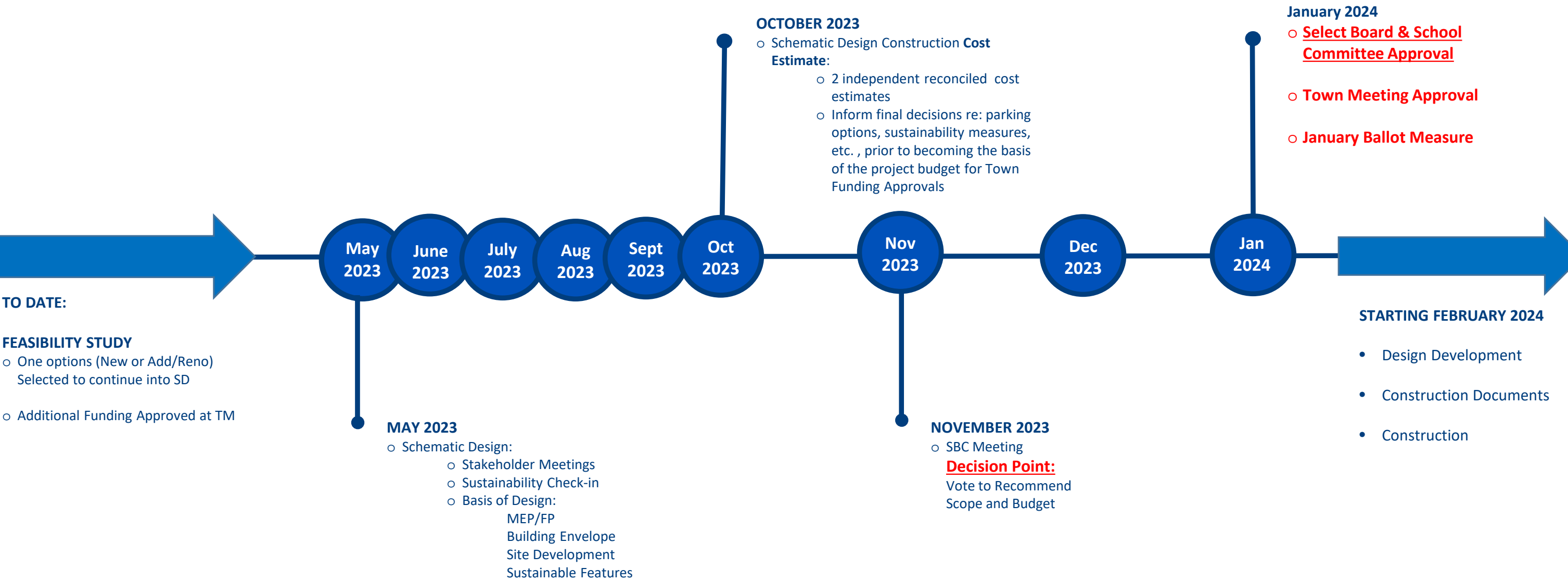
THE BIG PICTURE

Feasibility Study
September 2022 – April 2023

Schematic Design
May 2023 – November 2023

DRAFT PROJECT TIMELINE – SCHEMATIC DESIGN

Andover High School Project



THE BIG PICTURE

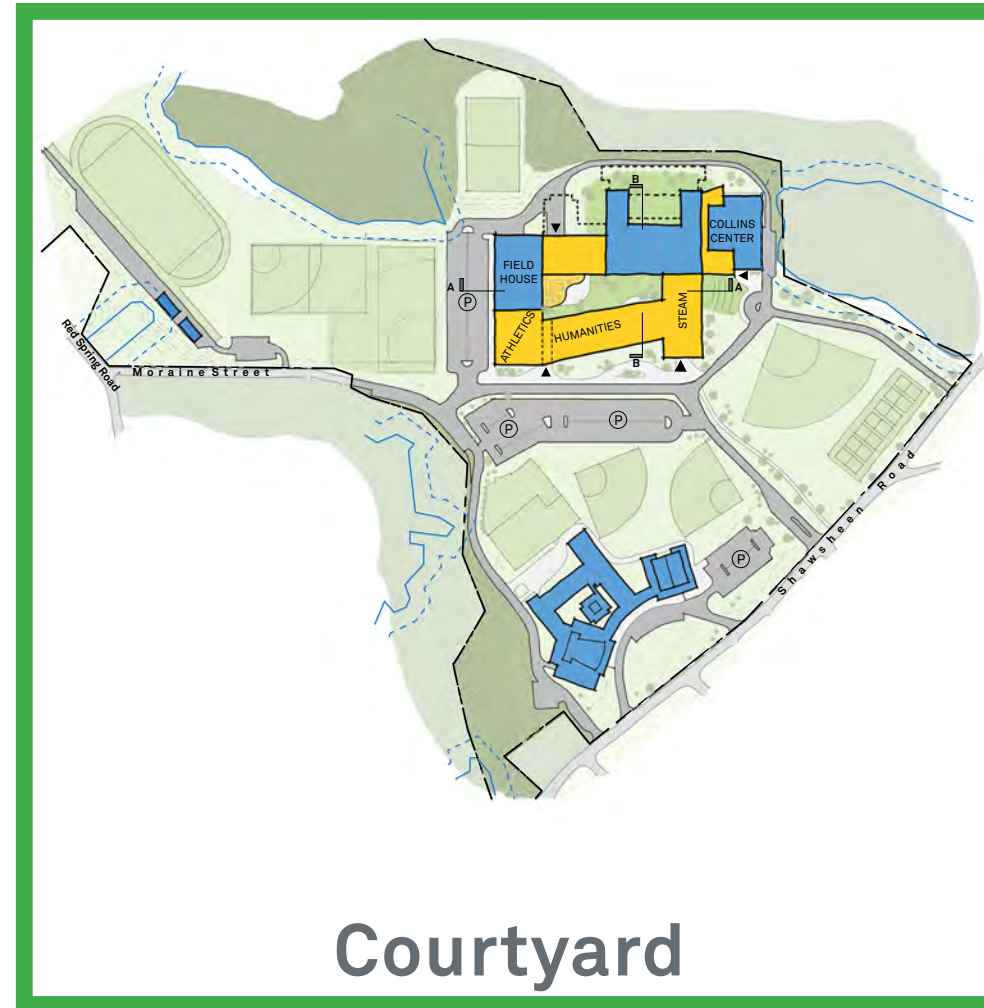
Feasibility Study
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Site Approaches - Additions & Renovations



Fully Attached



SELECTED FOR FURTHER DEVELOPMENT

Courtyard



Extended Wings



Site Approaches - New Construction

SELECTED FOR FURTHER DEVELOPMENT

SELECTED FOR FURTHER DEVELOPMENT



Campus



Campus #2



Campus #2 w/ New HS Auditorium



Connect to Collins Center and Field House



Connect to Collins Center



Connect to Field House



Stand-alone



Stand-alone w/ New HS Auditorium

SELECTED FOR FURTHER DEVELOPMENT

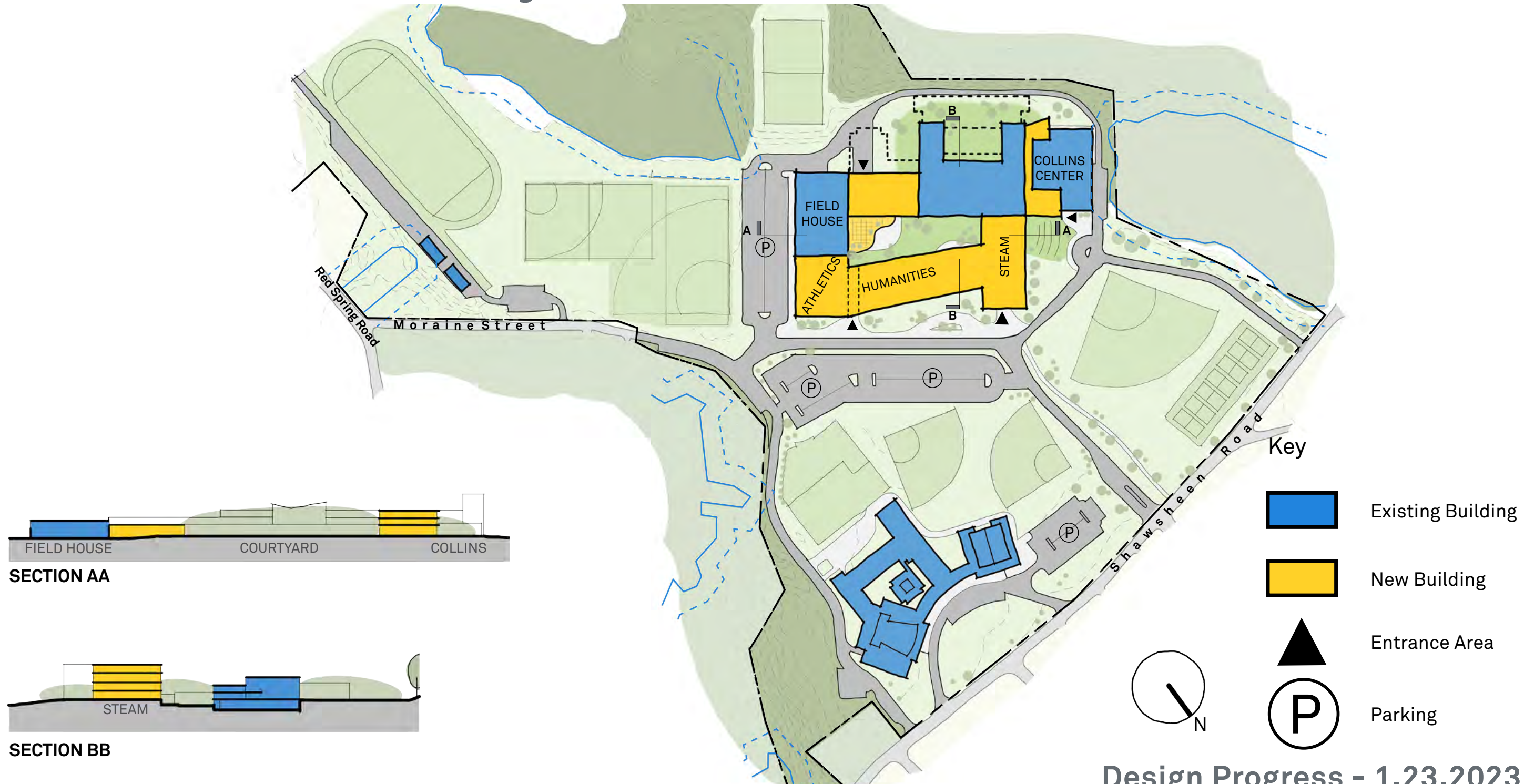
SELECTED FOR FURTHER DEVELOPMENT

Add/Reno - Courtyard

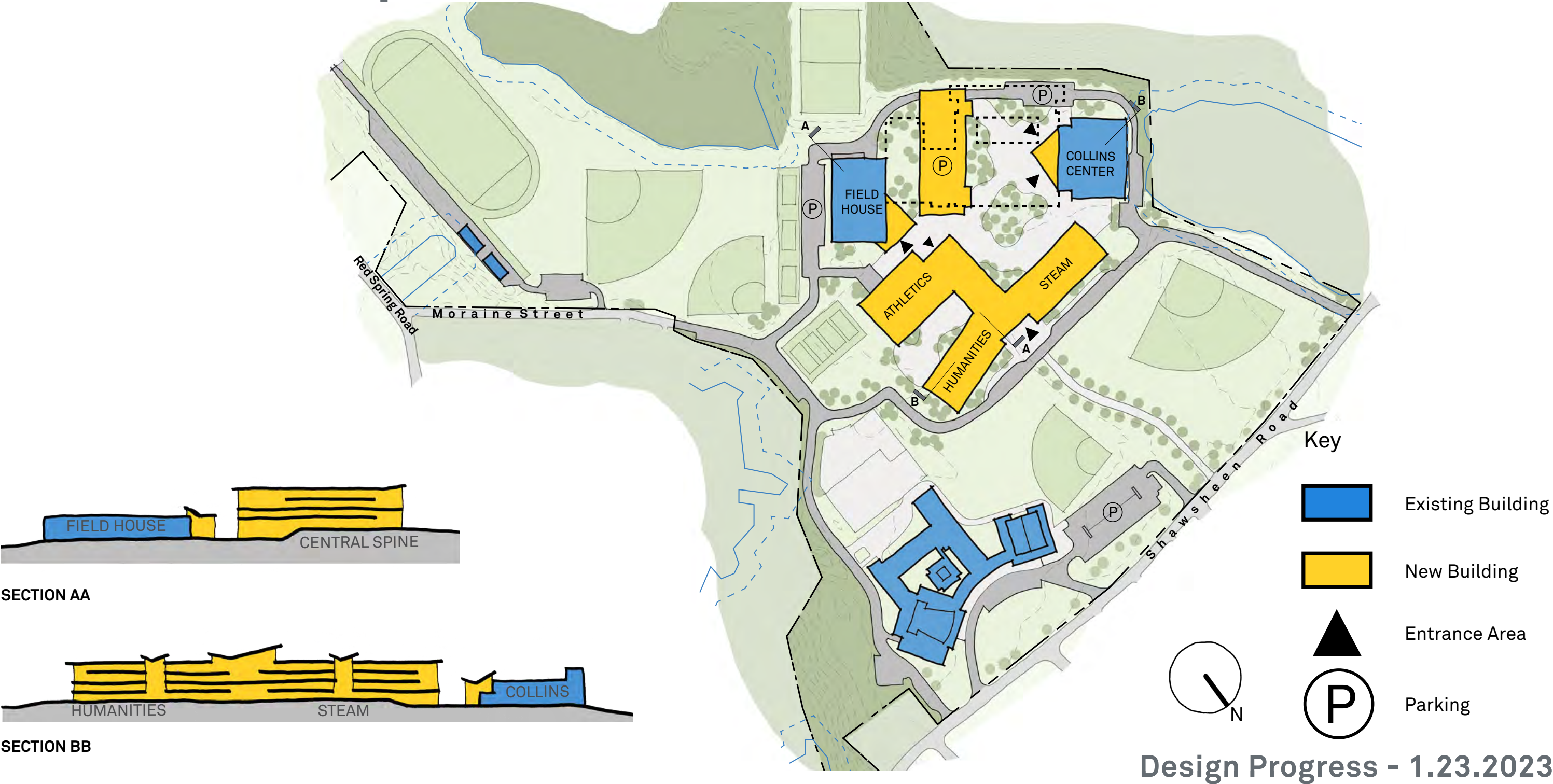


PMA Consultants
Est. 1971

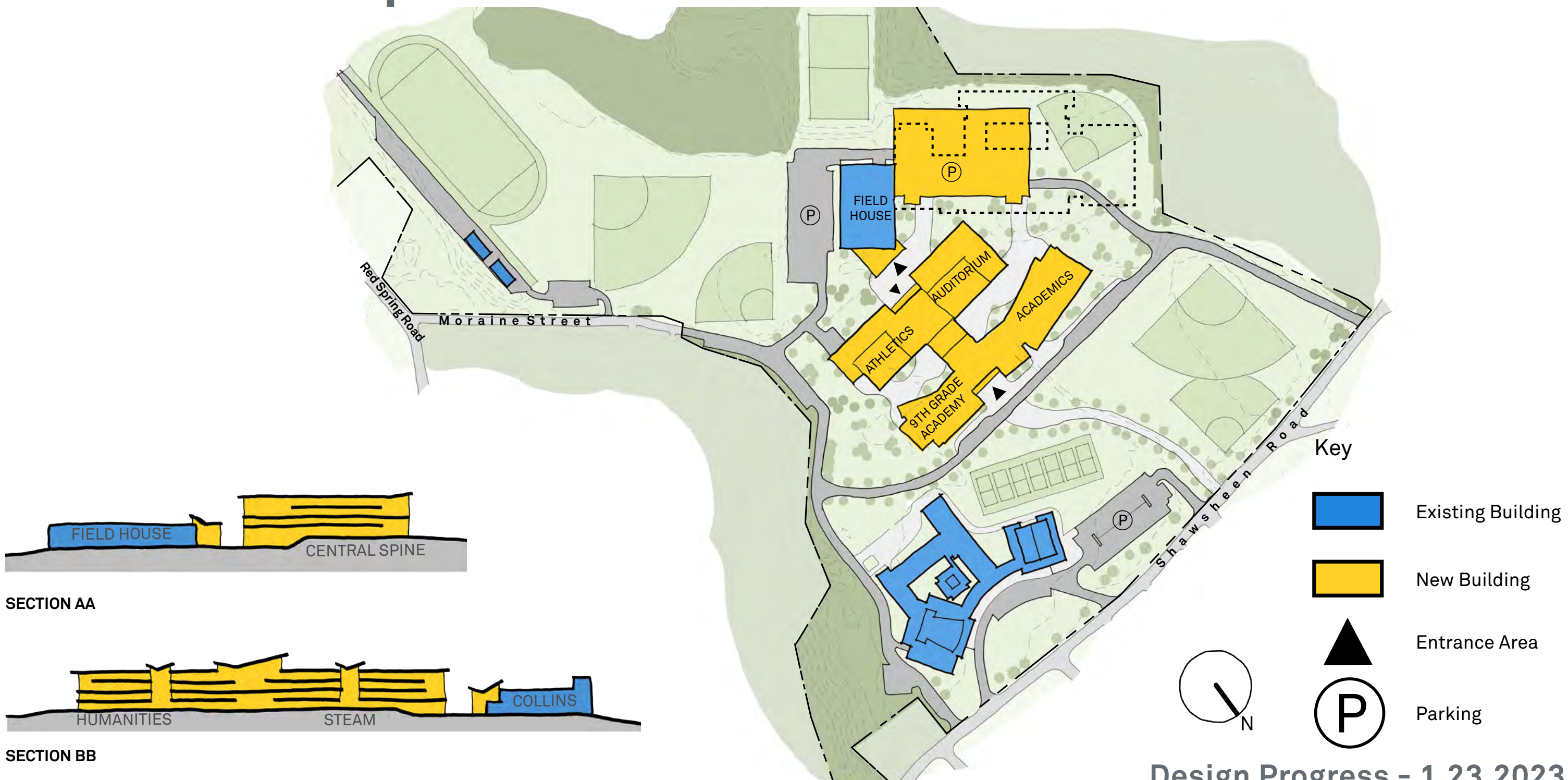
HM
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ARCHITECTS



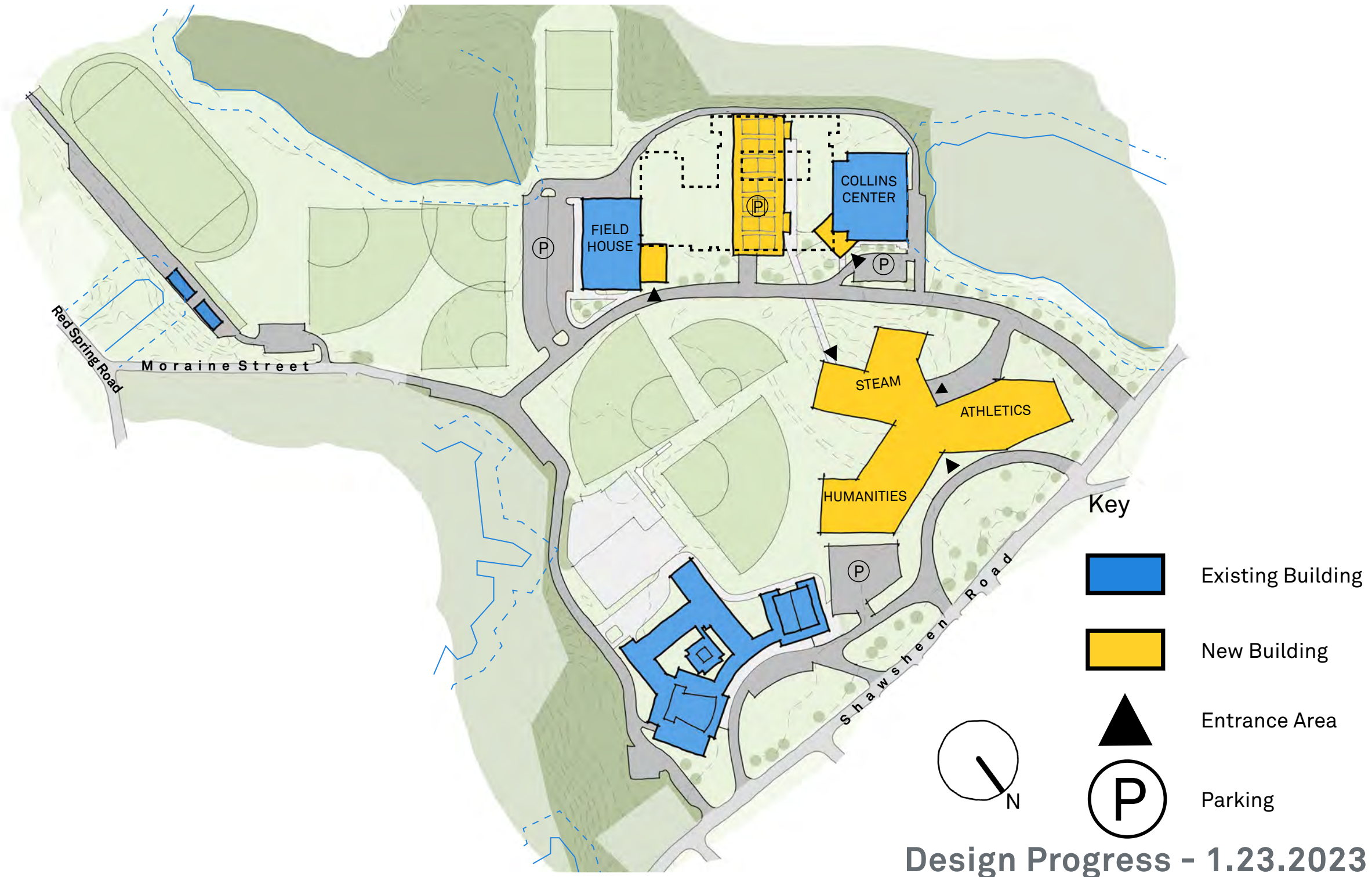
New - Campus 2



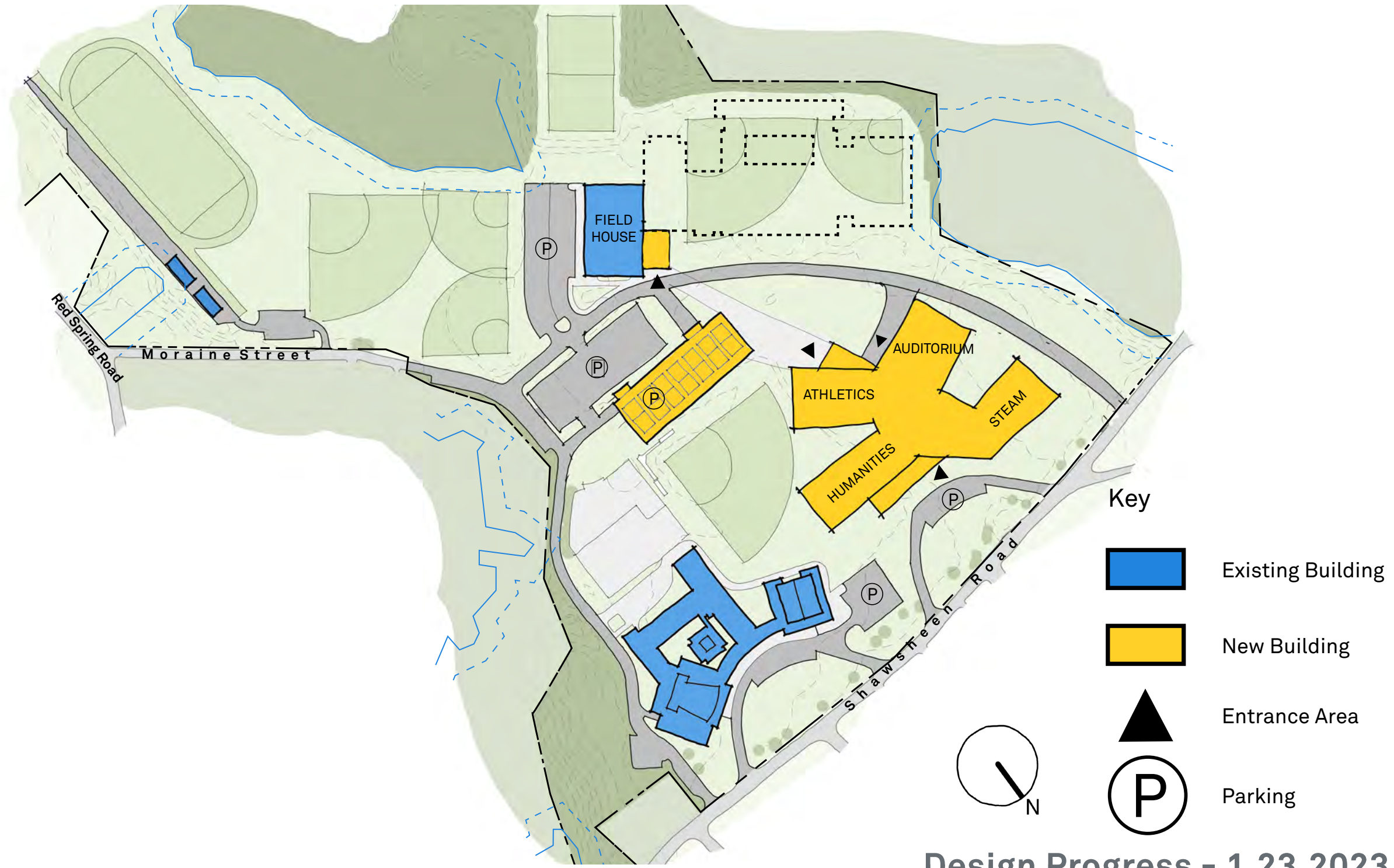
New - Campus 2 w/ New HS Auditorium



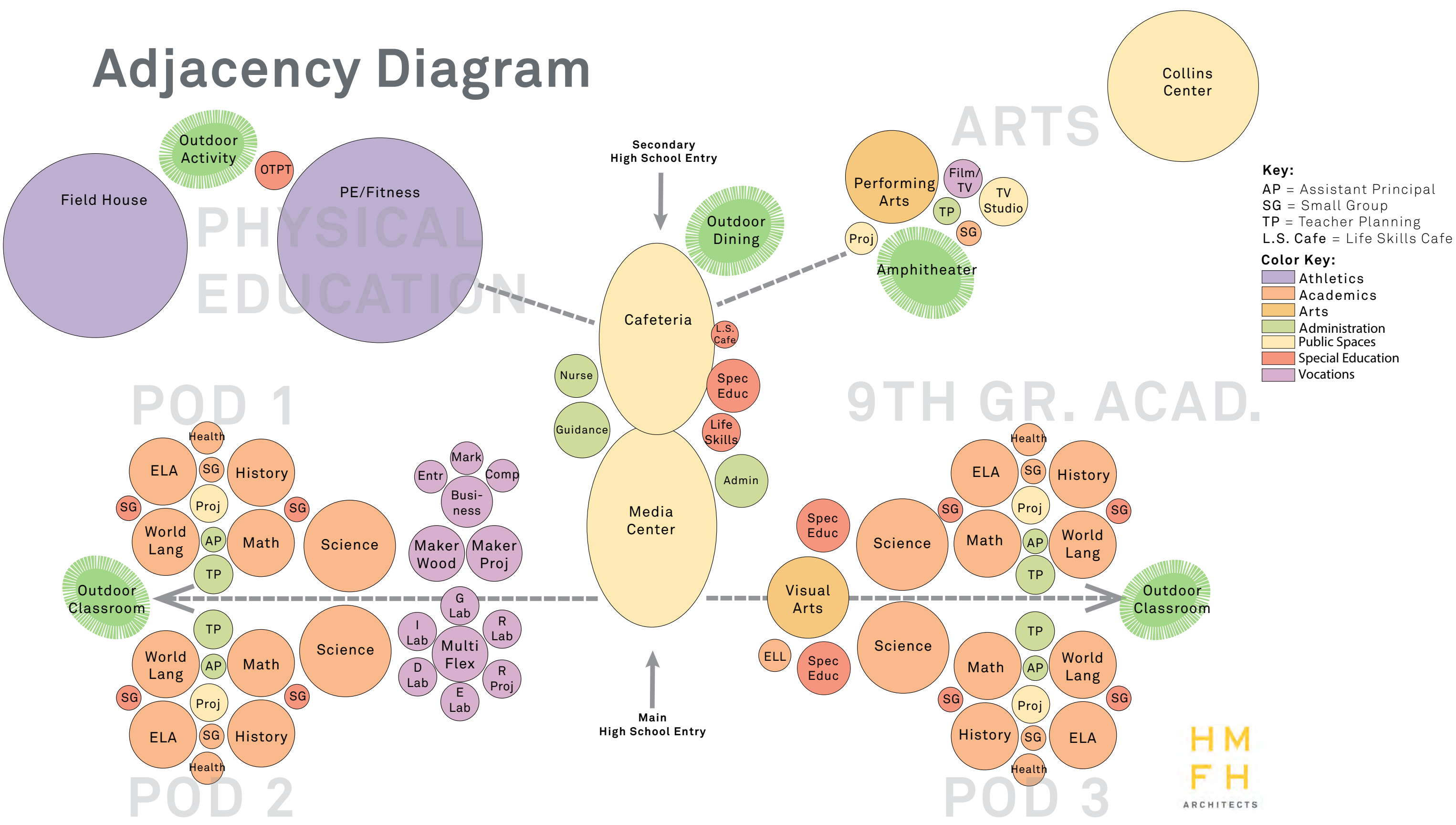
New - Stand-alone



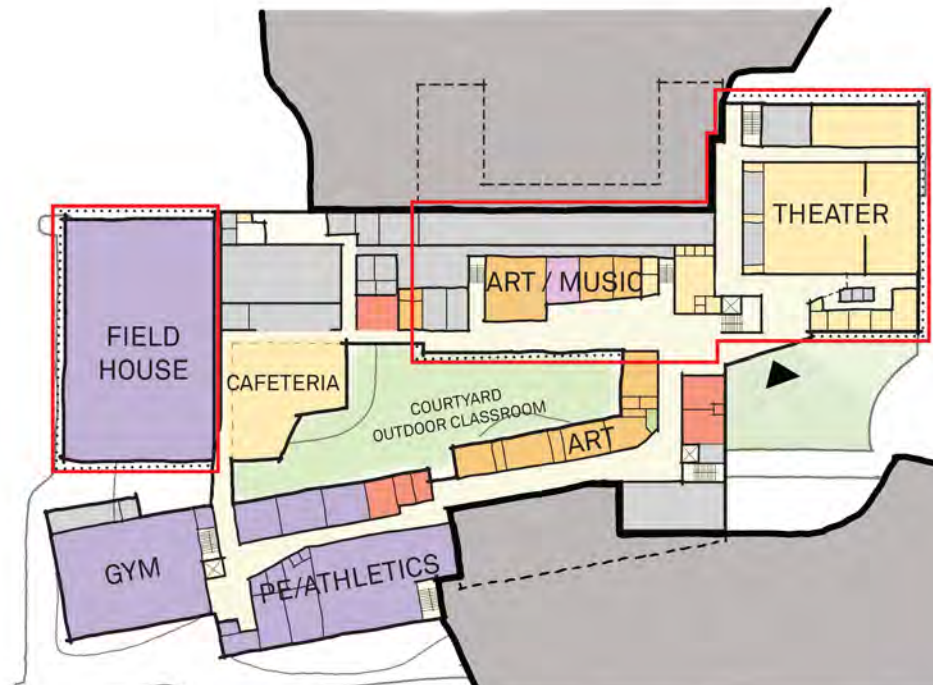
New - Stand-alone w/ New HS Auditorium



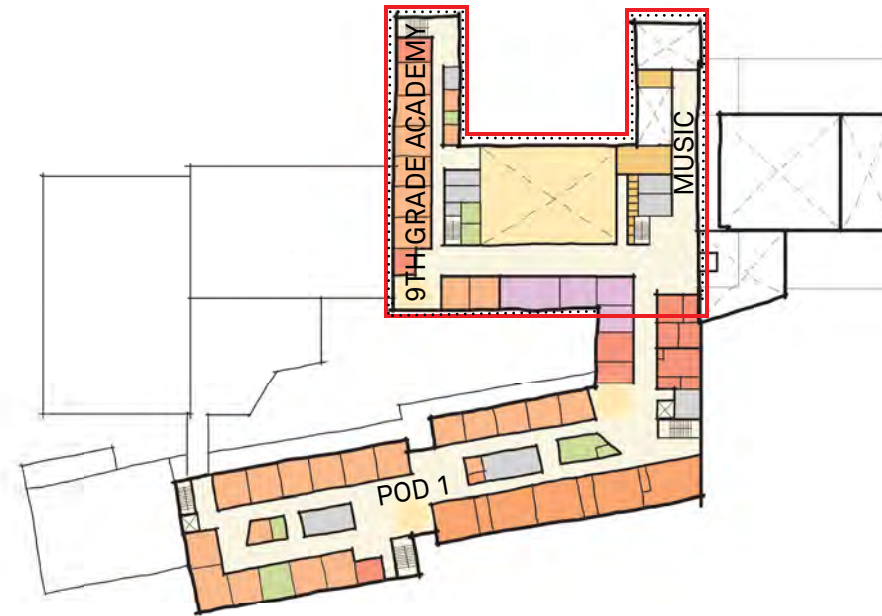
Adjacency Diagram



ADD/RENO - COURTYARD - FLOOR PLANS



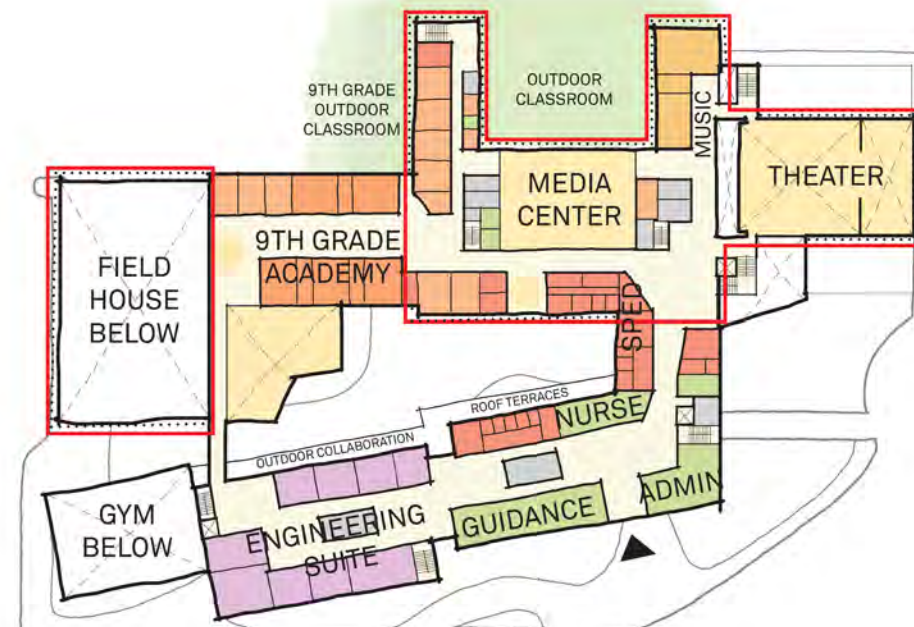
GROUND FLOOR



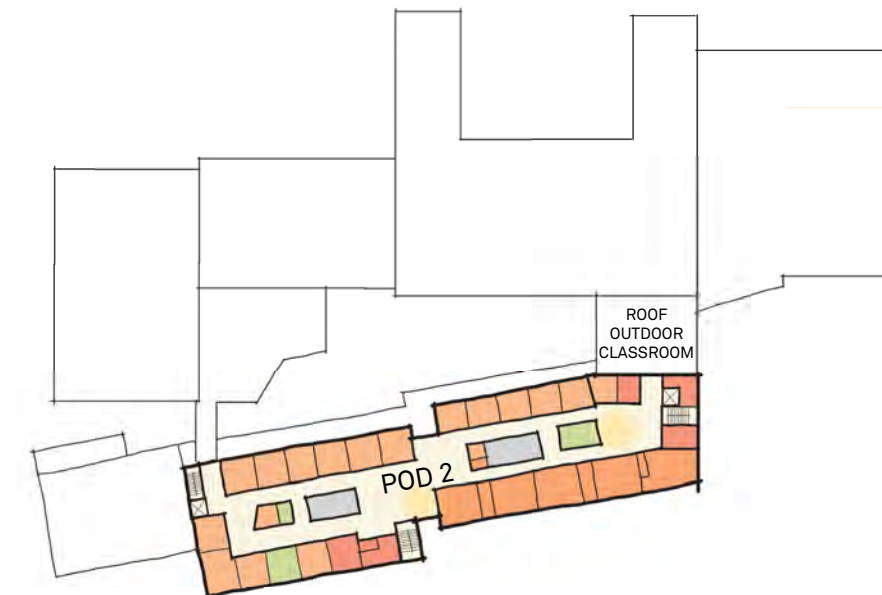
SECOND FLOOR



FOURTH FLOOR



FIRST FLOOR



THIRD FLOOR

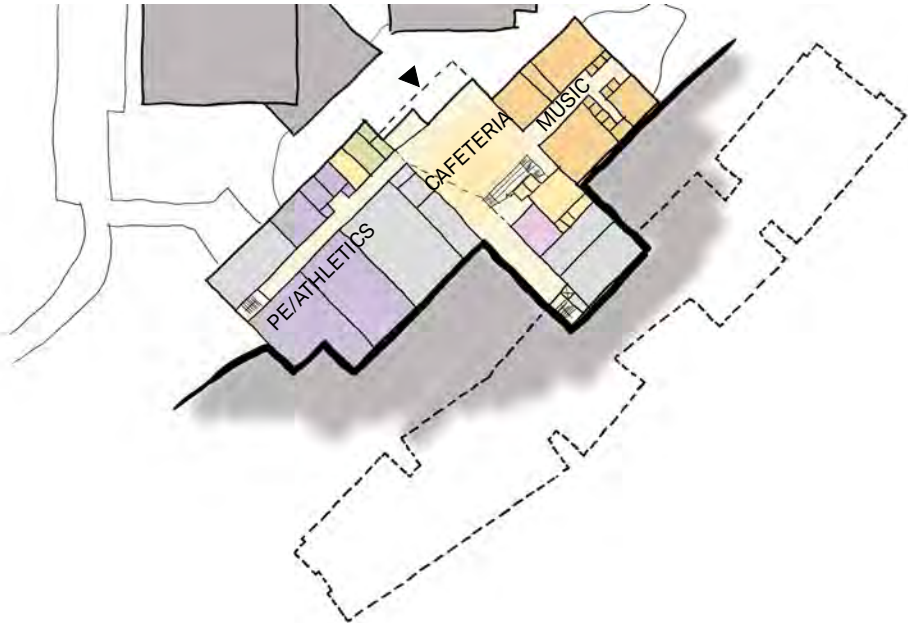
Color Key:

- Athletics
- Academics
- Arts
- Administration
- Public Spaces
- Special Education
- Vocations
- Support Spaces
- Renovated Facade
- Renovation Scope
- Ground Below Grade

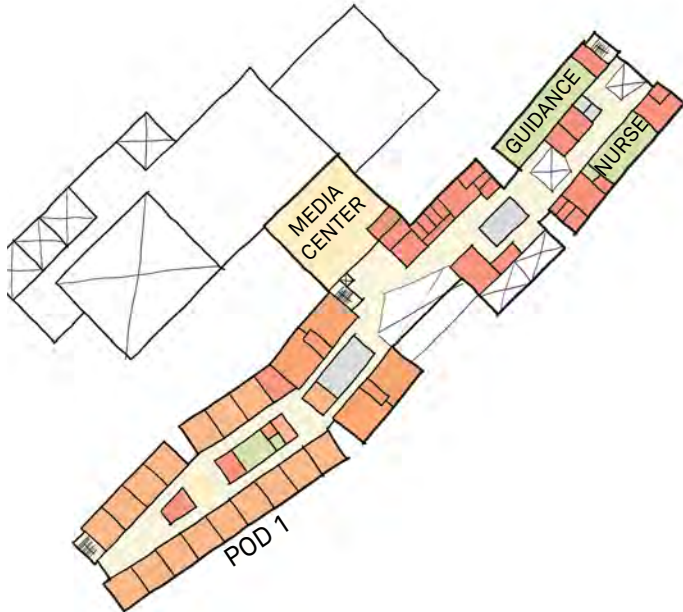


Design Progress - 1.23.2023

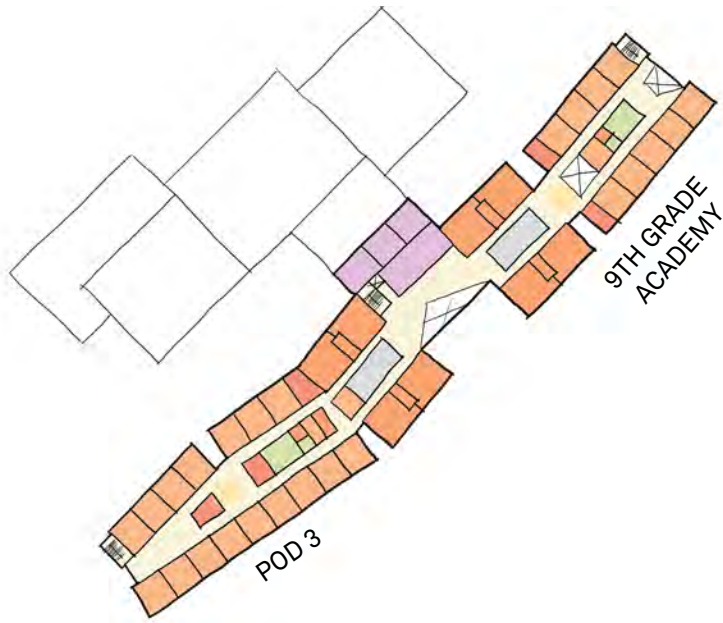
NEW- CAMPUS 2 - FLOOR PLANS



GROUND FLOOR



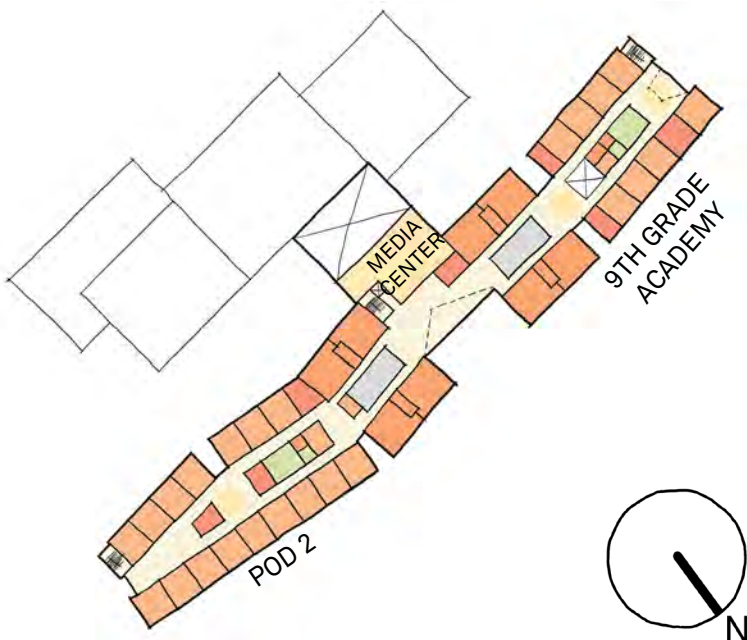
SECOND FLOOR



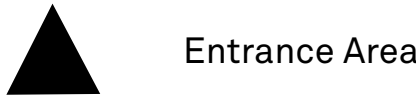
FOURTH FLOOR



FIRST FLOOR



THIRD FLOOR



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 - Vocations
 - Support Spaces
 - Renovated Facade
 - Ground Below Grade

NEW- CAMPUS 2 + THEATER - FLOOR PLANS



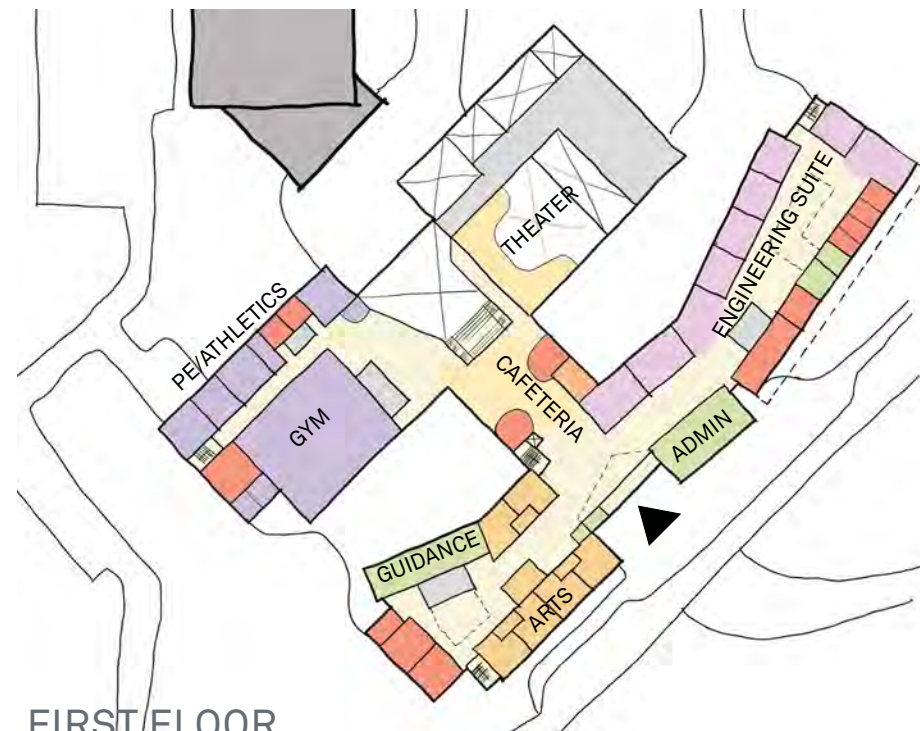
GROUND FLOOR



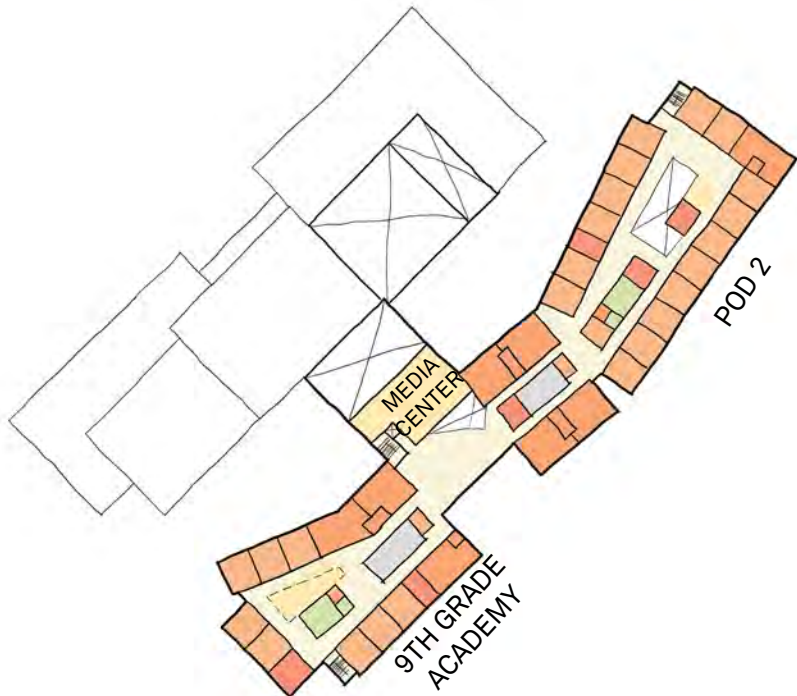
SECOND FLOOR



FOURTH FLOOR



FIRST FLOOR



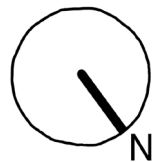
THIRD FLOOR



Entrance Area

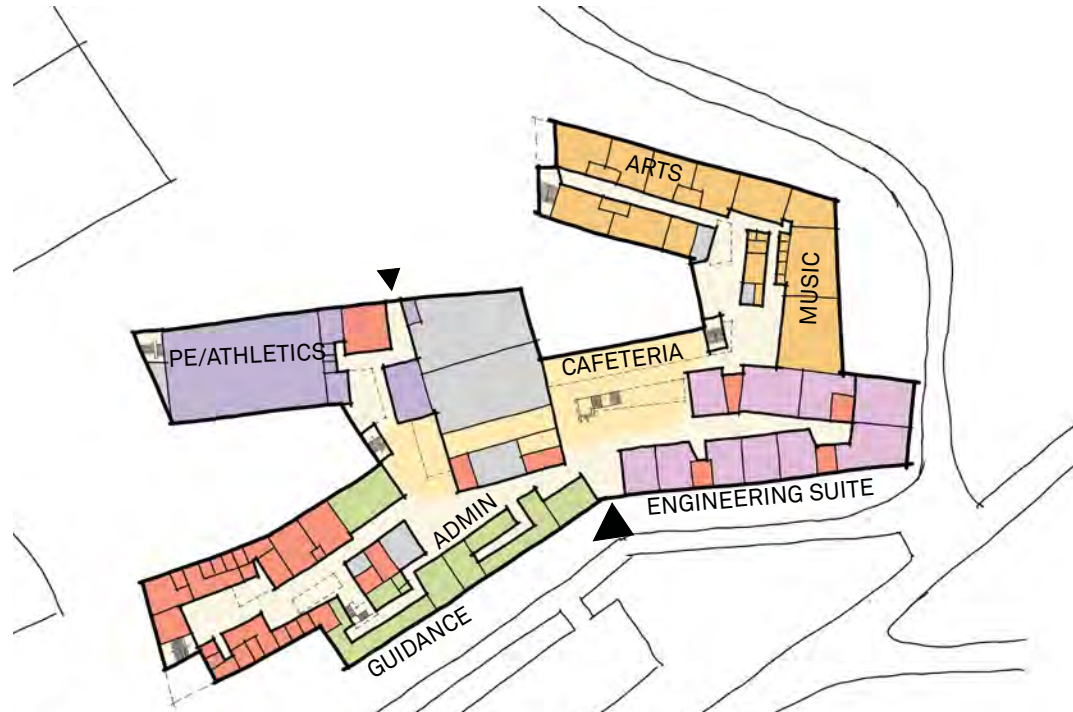
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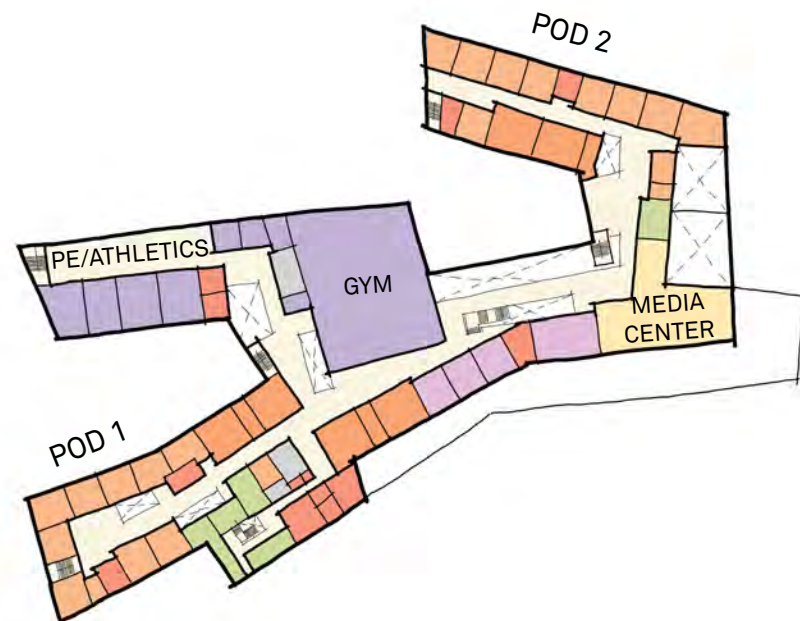
NEW- STAND-ALONE - FLOOR PLANS



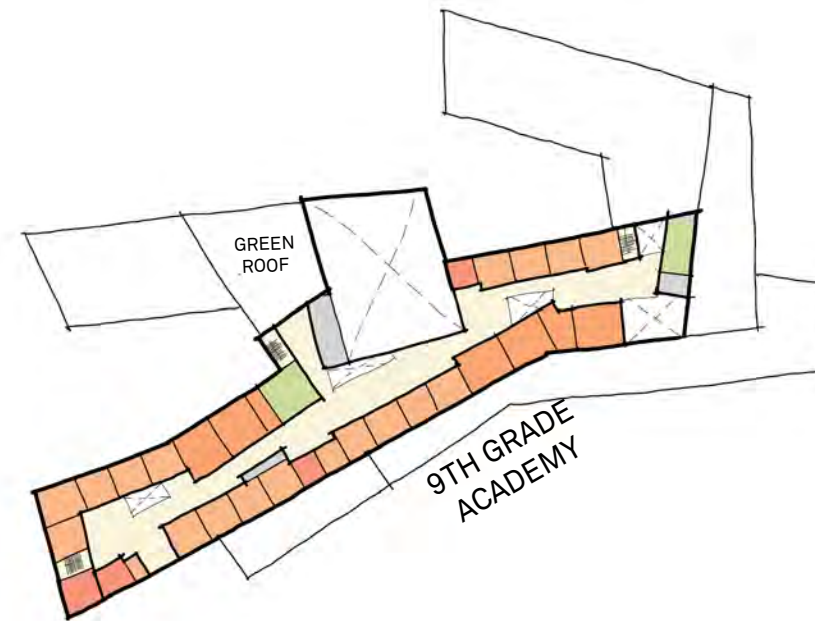
FIRST FLOOR



THIRD FLOOR



SECOND FLOOR



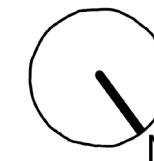
FOURTH FLOOR



Entrance Area

Color Key:

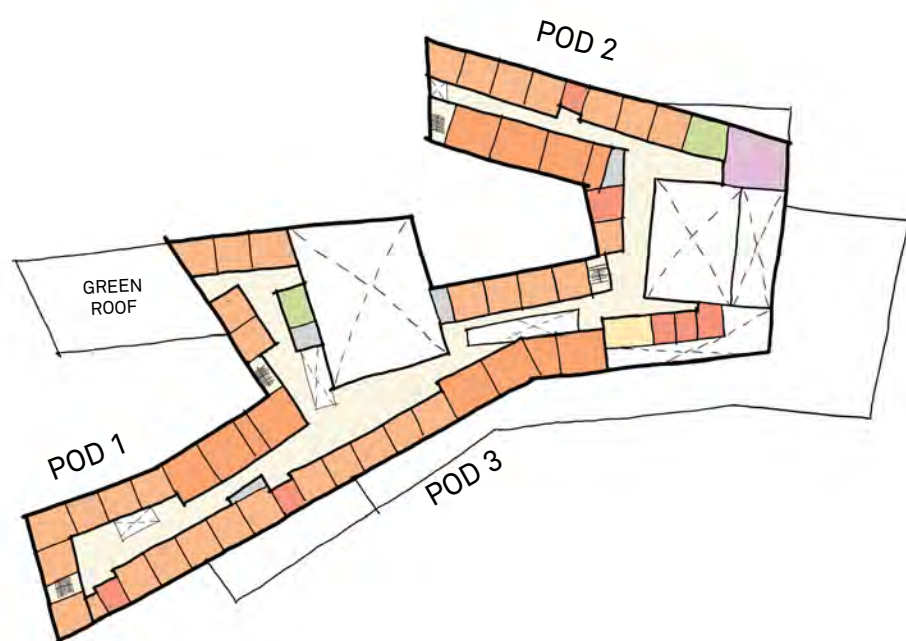
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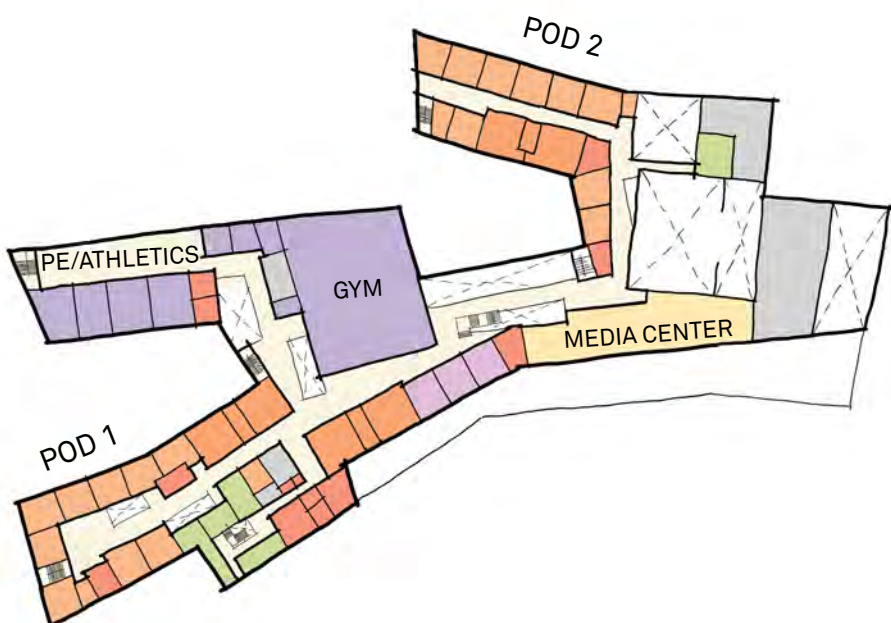
NEW- STAND-ALONE+THEATER - FLOOR PLANS



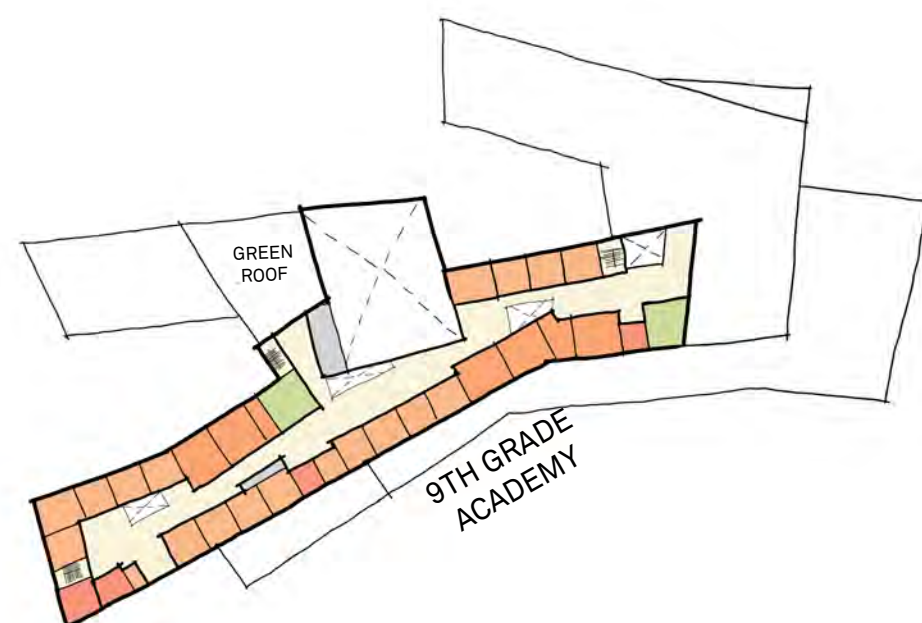
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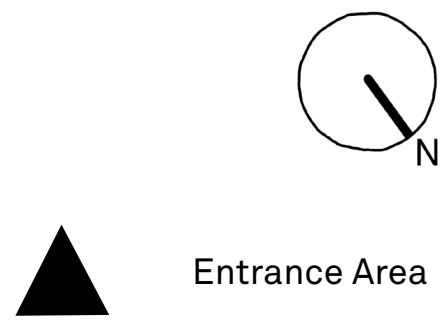
THIRD FLOOR



SECOND FLOOR

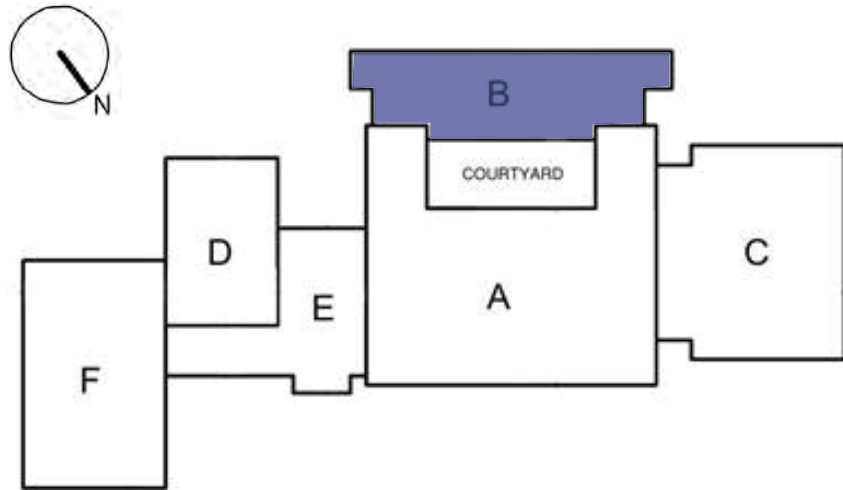


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Why remove the Science Wing (built last 1998)



Site

- Poor location at the back southwest corner of the site, up against the hillside, resulting in security and circulation challenges

Building Exterior

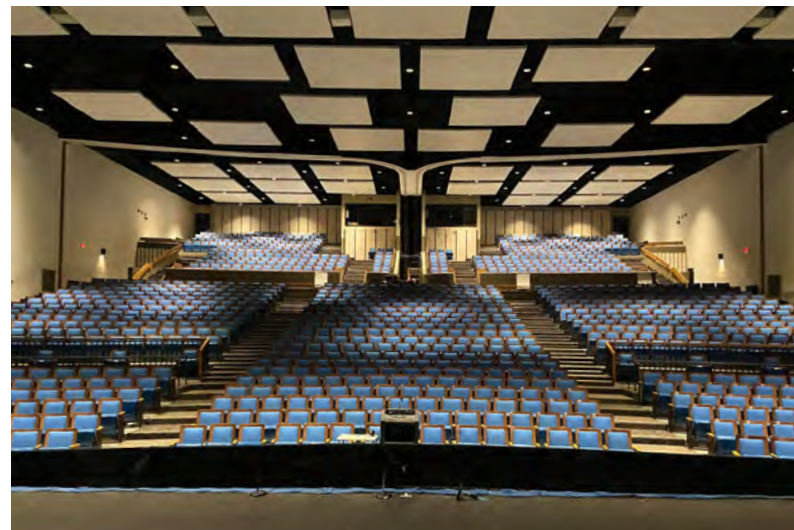
- Exterior walls need repair, powerwashing, waterproofing, seal masonry and add expansion joint, and has constricted access to the outdoor courtyard
- Exterior walls and roof require thermal envelope upgrades for 2021 Code compliance

Building Interior

- Inaccessible lab-classrooms - replace all built-in casework, furniture and equipment
- All spaces are undersized and do not meet MSBA standards
- Corroding piping and leaks throughout the Science wing.
- Replace all science room fixtures and provide non-potable water, tempered water to emergency showers.
- Inadequate indoor air-quality systems and temperature controls



Why consider a new Theater



Collins Center

Built in 1981, and partial renovation 1994, and exterior partial renovation 2017
38,930 square feet, 3+ levels, and 1200 seats

Site

- Built within wetland setback, flooding impacts the orchestra pit, and location constricts opportunities for development
- Entrance, access and parking is restricted

Facility Needs

- Extensive upgrades to mechanical HVAC systems to improve air-quality, energy efficiency, and acoustics; upgrade fire protection sprinklers
- Improve house seating egress and access through the 2nd Floor of AHS
- Fully renovate control rooms and follow-spot positions
- New theater equipment; sound system, lighting, acoustic performance shells, orchestra pit access and platforms, assistive listening system, and rigging
- Improve interior and exterior accessibility at the front-of-house and back-of-house spaces, circulation and security

Why consider a Parking Structure



The Committee and Project Team will identify advantages & disadvantages of a parking structure once a cost estimate for the structure has been issued.

Parking Approaches

- 500 parking spaces - structured = **~ 1 acres**
- 500 parking spaces - surface = **~ 4 acre**
- **3 acres saved is approximately equal to (1) Varsity Baseball Field**

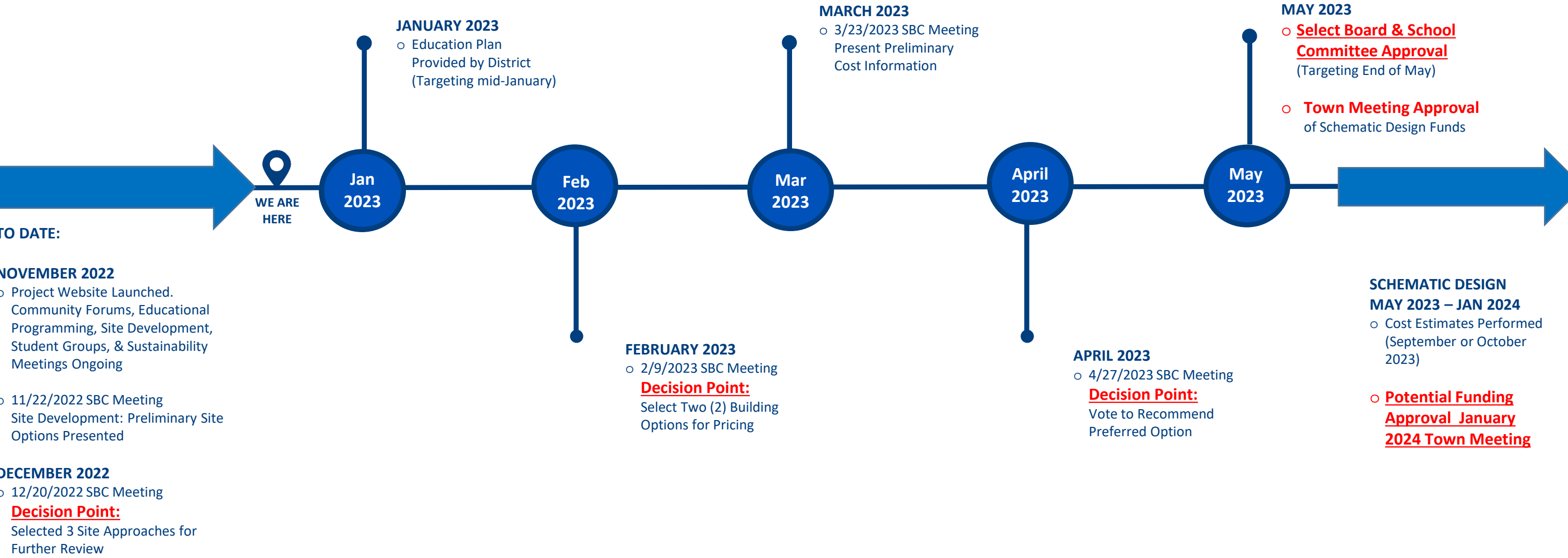
Existing Site

Property at **87 acres**

- Wetlands at 23 acres and Setbacks at 6 acres **~ 29 acres**
- HS and MS Facilities **~ 8 acres**
- Athletic Facilities **~ 24 acres** (inc. space around fields)
- Surface Parking **~ 5.8 acres**
- Hill/Ledge **~ 2.3 acres**
- Remaining area (inc. access and roadways) **~ 17.9 acres**

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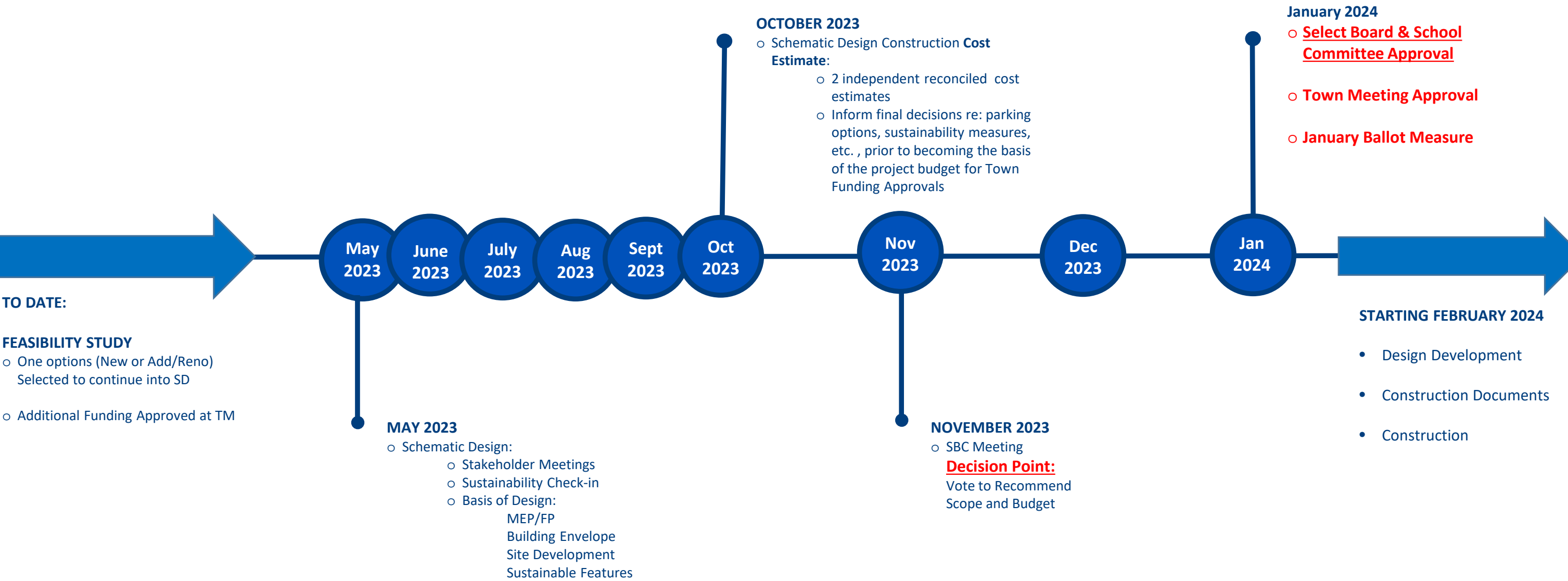
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How people can get involved



COME TO A COMMITTEE MEETING

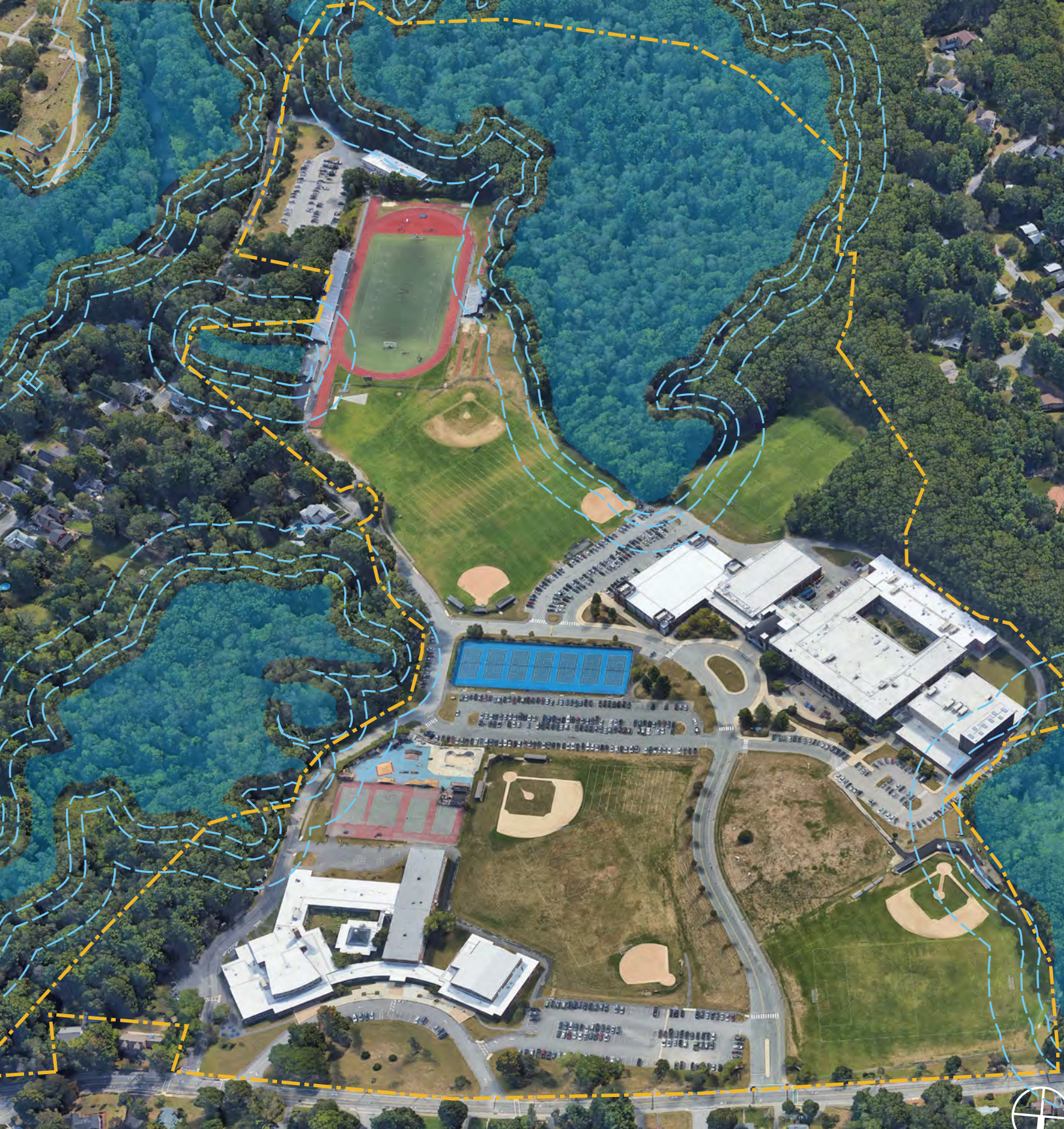
Web site: andoverhighbuildingproject.org

Email: andoverhighbuildingproject@andoverma.us

Facebook: www.facebook.com/AndoverHighBuildingProject

Watch past meetings at:

www.andovertv.org/andover-high-school-building-committee



THANK YOU



HM
FH

HMFH ARCHITECTS